

A VISION FOR THE NORTHROP GRUMMAN/NAVY PROPERTY

BETHPAGE, NEW YORK

"This is one of the last major parcels left in Nassau County that provides an opportunity both to expand the economy and to enhance the quality of life for residents. Neither a heavy industrial use with negative impacts on residents, nor a park or open space without economic development is feasible; both goals must be met."

Thomas R. Suozzi, County Executive

CITIZEN/STAKEHOLDER PARTICIPATION KIT



Thomas R. Suozzi, Nassau County Executive



Edward P. Mangano, Nassau County Legislator

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HOW YOU CAN PARTICIPATE

Thank you for participating in this community planning process. This process is designed to provide you with an opportunity to get fully involved in planning for the future of the site. Traditionally, municipalities bid or solicit proposals to purchase properties and the new owner is responsible for obtaining necessary approvals. In that process, the Town and/or the new owner hold hearings based on the owner's development plan.

In this process, we are seeking your input, suggestions, and ideas for reusing the property before an owner of the property is selected. Your participation will result in developing a disposition agreement and restrictive covenants that will be included in the request for proposals, thereby limiting certain uses while encouraging other uses. The sessions are planned as follows:

PRESENTATION OF PLANNING PROCESS

October 14, 2004, Bethpage High School, 7:00 – 9:00 PM

- Presentation on the site history, existing conditions, and opportunities and constraints for redevelopment.
- Provide comments on your goals, objectives and concerns about the redevelopment through a written survey.

STAKEHOLDERS DESIGN DAY

October 16, 2004, John F. Kennedy Middle School, 9:00 AM – 5 PM

- Overview of the prior meeting presentation and survey results.
- Participate in small group settings to develop a mission for the visioning of the site, followed by developing suggested schematic plans for the site, and small group presentations on their efforts.

REPORT-BACK/FEEDBACK MEETING

November 9, 2004, Bethpage High School, 7:00 – 9:00 PM

- Presentation of the three redevelopment alternatives developed from the Stakeholder designs.
- View the three designs in a small group setting and comment on the pros and cons of each design.

PRESENTATION OF PREFERRED REUSE PLAN FOR PUBLIC COMMENT

November 29, 2004, John F. Kennedy Middle School, 7:00 – 9:00 PM

- Presentation of the preferred redevelopment alternative developed from the comments of the Report-Back/Feedback Meeting.

GOING FORWARD: Nassau County will issue a Request for Proposals soliciting Development Proposals from interested parties. The RFP will be posted on Nassau County's website. The County will select the proposal that responds best to the goals and objectives, and recommend it to the County Executive and Legislature. Upon a hearing on the proposal, and approval by the Legislature and County Executive, the property will be sold or leased and a Land Development Agreement executed. The Developer will then seek to implement the plan in accordance with the agreement. Presumably, changes of zone and/or variances may be required. The Developer will be responsible to apply to the Town of Oyster Bay and/or TOB Zoning Board of Appeals, who will hold public hearings pursuant to applicable laws.

GOALS AND OBJECTIVES

The County's goal for the project is to develop a vision for the redevelopment of the property that:

- Provides the necessary economic returns to the community and Nassau County,
- Is consistent with the vision of the community,
- Is compatible with the surrounding land uses,
- Is cognizant of opportunities and restrictions from past uses, and
- Responds to forces that drive the market.

What are your goals for the site? Fill out the enclosed survey and deposit it in the boxes at the rear of the room tonight. Join us on Saturday for the next step!

A VISION FOR THE NORTHROP GRUMMAN/NAVY PROPERTY GENERAL PUBLIC MEETING AGENDA – THURSDAY, OCTOBER 14

- 7:00 PM Welcome and Introductions
Edward P. Mangano, Nassau County Legislator
John Venditto, Town of Oyster Bay Supervisor
- 7:15 PM Vision and Goals
Thomas R. Suozzi, County Executive
- 7:30 PM Public Participation Process and Time Line
Introduction of Consultant Team
Patrick Duggan, Deputy County Executive
- 7:45 PM 4-Dimensional Tour of Site and Overview of Site History
Edward P. Mangano, Nassau County Legislator
- 8:00 PM Technical Presentation
Environmental Issues
Thomas Maher, P.E., Nassau County Director of Environmental Coordination
Existing Conditions, Market Demand, Options for the Future
John D. Cameron, Jr., P.E., Cameron Engineering & Associates, LLP
- 8:45 PM Look at Posted Site Materials, Complete and Hand In Surveys
- 9:00 PM Team available for informal discussion

STAKEHOLDER DESIGN DAY AGENDA – SATURDAY, OCTOBER 16

- 9:00 AM County Introduction and Turn Program Over to Consultant Team
- 9:15 AM Project Overview, Existing Conditions, Market Demand, Options for the Future, Summary of Public Comments
- 10:15 AM Breakout Groups to Develop Mission Statement
- 11:00 AM Reconvene as a Group To Refine Mission Statement
- 11:45 AM Breakout Groups to Develop Programming
- 12:30 PM Lunch Break
- 1:30 PM Recap of Morning Session
- 1:45 PM Breakout Groups to Develop Design Sketches
- 3:15 PM Reconvene to Present Designs
- 4:30 PM Wrap-Up

HOW YOU CAN PARTICIPATE THROUGHOUT THE STUDY PERIOD

Attend and actively participate in the four meetings. Fill out tonight's survey.
View materials from each meeting online at www.nassaucountyny.gov/vision105
View materials from each meeting at the Bethpage Public Library and the NCPC Offices
Mail, fax or email your comments to the County:
Nassau County Planning Commission, Attn: Vision 105
400 County Seat Drive, Mineola, New York 11501
516-571-5847 Phone - 516-571-3839 Fax
www.nassaucountyny.gov/vision105

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PROJECT OVERVIEW

The majority of the project site consists of 105 acres in the hamlet of Bethpage in the Town of Oyster Bay in eastern Nassau County. The Site is currently owned by the US Navy and has historically been part of the 600-acre Grumman campus that until recently manufactured aircraft and related products for the federal government. The Site has been operated and maintained by Grumman since the early 1940's as a Government-Owned/Contractor Operated (GOCO) facility. The Site is currently zoned Light Industrial under the Town of Oyster Bay Zoning Ordinance.

Nearly one-half of the three million square feet of manufacturing space located on the 600-acre Northrop/Grumman campus falls within the Site. There are several existing on-site structures, including:

- Plant 3 - 750,000 square feet previously used for aircraft manufacturing and related office space, plus 60,000 square foot three-story office complex and 75,000 square foot heat treatment facility
- Six warehouses located at the north end of the Site comprising approximately 190,000 square feet
- Ten warehouses located at the south end of the property comprising approximately 220,000 square feet
- 25,000 square foot quality control laboratory located at the south end of the Site

Within the 105-acre Site, there are three recharge basins and several wells that provided water for industrial processing. The Bethpage Water District provides potable water to the property. The Site also contains an industrial wastewater treatment facility, several other structures, and a deactivated railroad spur. There are a limited number of off-street parking spaces on the premises relative to the amount of building area that had been previously devoted to on-site manufacturing.

In addition, the County will also have ownership of two other sites. Just north of the 105-acre site, Plant 20 is a single 20,000 square foot building on 4.5 acres. Southwest of the 105-acre site, Plant 5 is a building complex of approximately 660,000 square feet comprised of several connected buildings, on approximately 30 acres of land. While all three sites are located within the Bethpage Fire District, the Hicksville Water District provides potable water to Plant 5.

Nassau County has engaged a consultant team to perform a study of these sites to develop, with community input, a redevelopment plan for the site. The major components of the study include analysis of existing land use conditions, public participation for the purpose of including permissible and feasible community input in site redevelopment, development of potential redevelopment scenarios, implementation of Preferred Redevelopment Scenario, and a Market Study and Marketing Strategies.

Consultant Team

Cameron Engineering & Associates, LLP

Henningson, Durham & Richardson, P.C.

Economics Research Associates

Anthony Baker, Architects, P.C.

Balfour Technologies, LLC

C.B. Richard Ellis

Visit www.nassaucountyny.gov/vision105 for more information throughout the study.